



FOR LEASE

# 1578 Derwent Way

DELTA, BC

**34,675 SF** Freestanding Facility with  
**Dock and Grade Loading**

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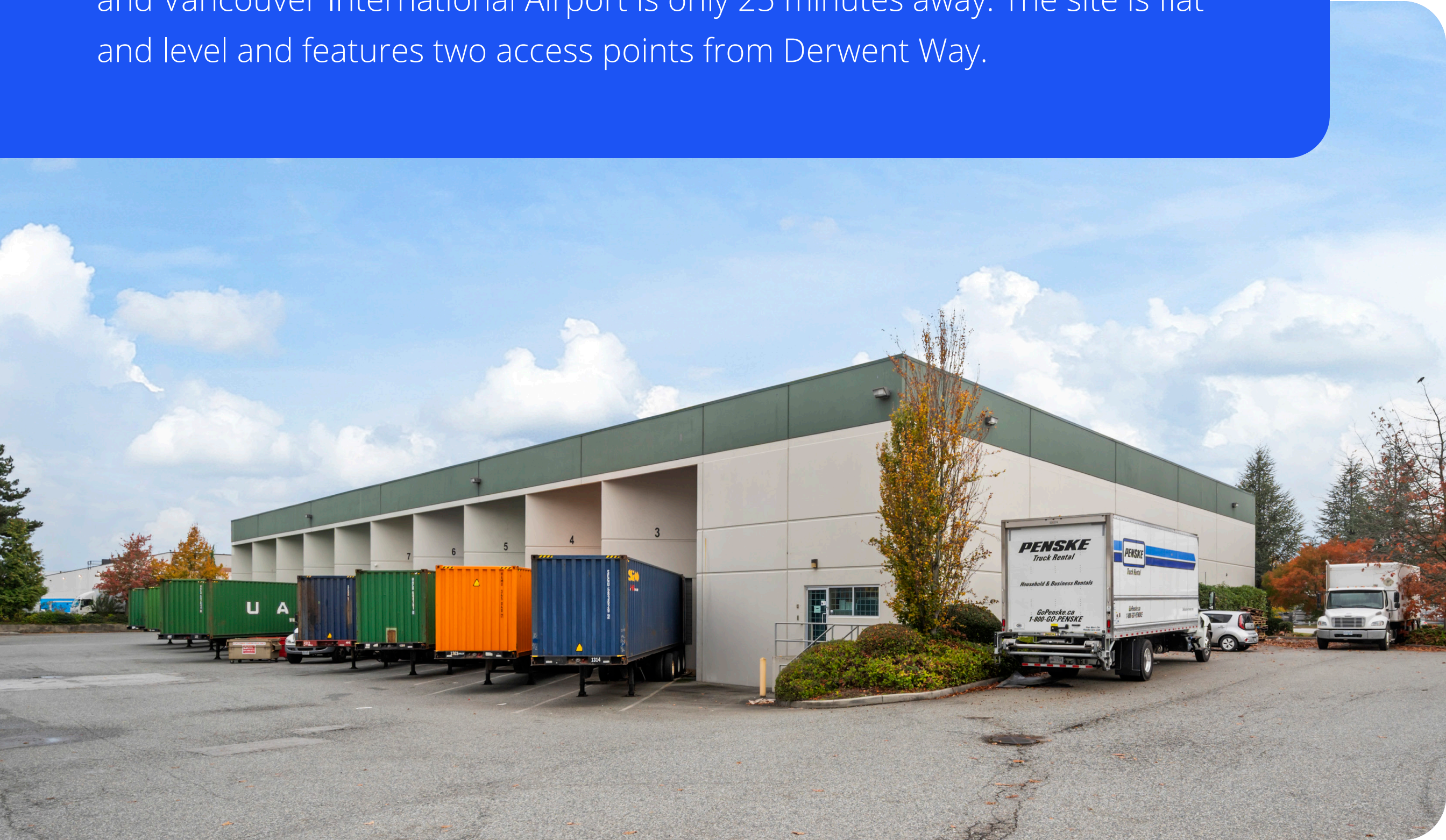




# Property Description

1578 Derwent Way, Delta

1578 Derwent Way offers the chance to lease a well-maintained, freestanding industrial property with efficient loading and parking, situated on Annacis Island. The property offers unbeatable transport links and connectivity. Highway 91 is situated to the east, Highway 17 (the SFPR) is situated directly to the south, and Vancouver International Airport is only 25 minutes away. The site is flat and level and features two access points from Derwent Way.



## Salient Facts

Legal Description	PID: 025-910-957 PCL A DL 351 GP 1 & Foreshore & Bed of Fraser River Harbour NWD PL BCP10279		
Site Size	4.165 acres		
<i>Measurements are approximate and should be verified</i>			
Building Breakdown (TOTAL)	Ground Floor Office:	2,000 SF	
	Warehouse:	32,675 SF	
	<b>TOTAL:</b>	<b>34,675 SF</b>	
<i>Measurements are approximate and should be verified</i>			
Ceiling Height	25' ft clear		
Zoning	I-2 (Medium Impact Industrial Zone) providing a broad range of general industrial uses		
Loading	9 dock with levelers (10' x 10'), 2 grade (12' x 14') 1 grade (10' x 10')		
Frontage	Frontage of 260' along Derwent Way. The site is at grade with the surrounding properties		
Available	March 1, 2026		
Asking Lease Rate	\$18.25/SF net		
Additional Rent	\$5.83/SF (2026 estimate, including management fee)		

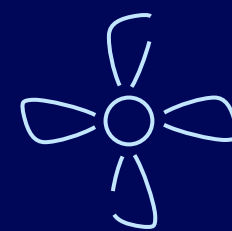


# At a Glance



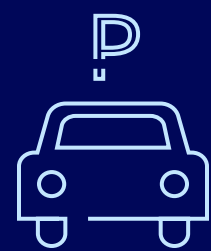
## Premium Location

Situated in the pivotal hub of industrial activity in Greater Vancouver



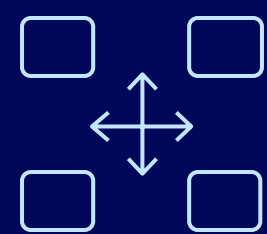
## HVAC

Full HVAC in office space



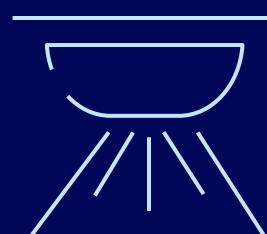
## Parking

Approximately 40 parking stalls



## Column Spacing

45' x 50', 30' x 50'



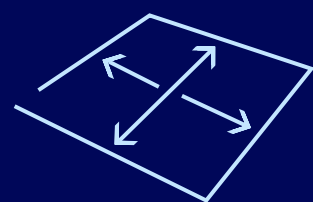
## Sprinklers

NFPA 13 sprinkler system



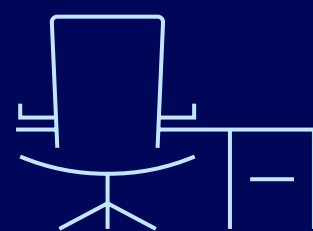
## Power

1,600 Amps / 600 Volt 3-phase



## Access

Dual access points to the loading area, allowing one-way truck flow



## Interior Improvements

Abundant natural light and exceptional corporate appeal



## Vacant Possession

Property will be cleaned and vacated





# Photo Gallery

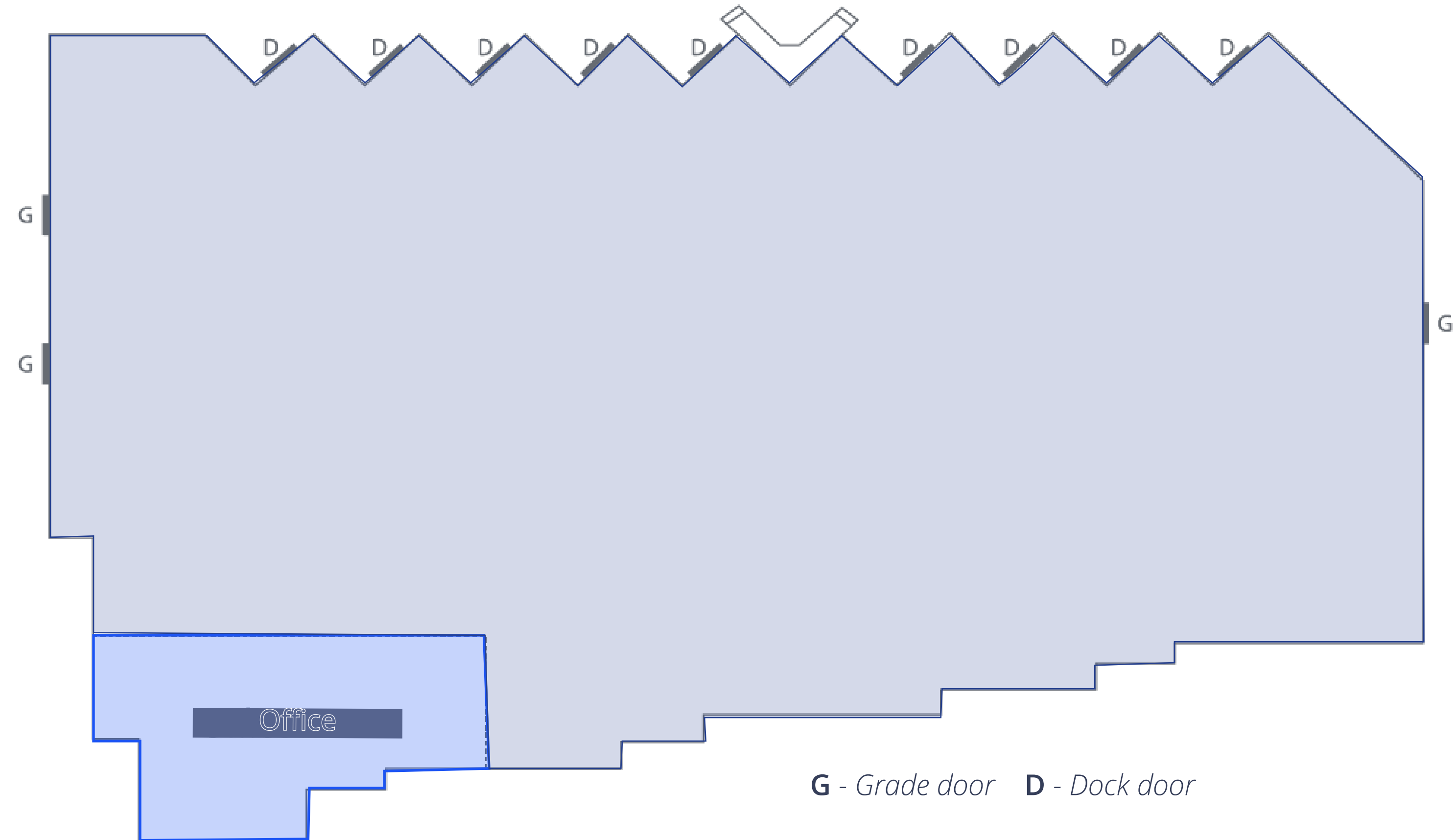
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1578 Derwent Way, Delta





# Floorplan







# 1578 Derwent Way DELTA, BC

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